

PLANNING COMMISSION MINUTES

August 20, 1991

Present: Chairman Cheryl Okubo, Mick Johnson, Elaine McKay, Jeff Chretien, Kathi Izatt, Dick Drescher; Les Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Berwyn Andrus, Mike Holmes Invocation: Cheryl Okubo

Minutes of July 16, 1991 were unanimously approved as written.

Subdivisions - Preliminary:

8-20-91.6A Canyon Creek Estates, 7 Lots, 1400 E. Canyon Creek Dr.
Tom Mabey, Developer

Mr. Balling presented the plat and after reviewing the plans, recommends preliminary approval be granted to this proposed subdivision subject to the following conditions:

1. Final street grade not to exceed 12%; street centerline radius to be increased to 300 ft. for the proposed curve;
2. Lots 2 and 3 exceed the flag lot setback of 200 ft., and water service cannot be provided to the minimum standard for fire protection of 40 psi required by Bountiful City. Lots 2 and 3 should not be approved as shown. Lot 4 is marginal as to buildable space, and a disclaimer will be put on the plat to put the buyers on notice that if the slope exceeds 30%, a building permit will not be issued;
3. Lots 26, 27, 28 are in the North Canyon Creek Flood Plain, and a grading plan must be presented and approved in the final drawings showing the channelization and containment of the creek to protect the lots and downstream property from flood damage;
4. The water service varies between 40-60 psi, 40 psi being the minimum standard for city service. The developers and the buyers must be put on notice that the city will provide at least 40 psi pressure in the street, and will not guarantee that pressure in the homes above the street. Homeowners must provide their own water pumps as needed;
5. The culinary water connection fee per lot is \$4,000.00.

Les Foy made a motion to table this item and take a field trip to the area to better understand the problems involved. Elaine McKay seconded the motion; Mick Johnson opposed; majority approved. (Planning Commission to meet at City Hall, 6:00 PM, September 3rd) .

Commercial:

8-20-91.10A Final Plan Approval for Lakeview Hospital Addition, South Wing

Agendas were mailed to Lakeview Hospital, but there was no representative of the hospital in attendance at this meeting; however, staff felt comfortable in recommending approval since the

plans had been studied and reviewed.

The plan shows the change in the alignment of the road which comes straight through and ties into the new section. They will have to relocate the sewer, water, power, and all other facilities to serve this new addition, which includes outpatient service, emergency equipment storage space, offices, etc.

One of the big problems in the development of this hospital is the continued increase in size and more demand on the water system. The ISO (Fire Underwriters of America) made a review of the city's capacity to serve the hospital area, and we were quite low in our ability to deliver water. Another feeder source was added which increased the flow to 2,000 gpm, but is still short. A new well purchased from South Davis Subconservancy District will be put into service. A line has been run from this well to 500 South to bring water from that source to serve this area adequately to deliver the pressure and volume that is required. The city feels the hospital should bear some of this expense. Staff recommends final approval subject to the following conditions:

1. The hospital to pay for 2,220 ft. of 811 line at \$14.50 per foot, for the supply line from Davis Blvd. to Medical Dr., in the amount of \$32,190.00. The city will pay for additional enlarged 10" pipe and installation;
2. Relocation of water line on site, 405 ft. at \$14.50 per ft., in the amount of \$5,872.50. City will install including fire line to building valve;
3. City will install fire hydrant at southwest corner of property;
4. Provide utility easement and right-of-way for new street proposal and utilities;
5. Payment of a storm detention fee in the amount of \$675.00;
6. Payment of sanitary sewer connection fees in the amount of \$600.00 for the first 20 fixture units and \$30.00 for each additional fixture unit as defined by the Uniform Plumbing Code;
7. Building plans to be corrected to meet the requirements outlined in the review;
8. Landscape plan to be reviewed and approved by City Planning Director (this has been done);
9. Plans to be reviewed and approved by the City Power Dept. (this has been done);
10. Provide needed right-of-ways and easements for the relocated utilities and roadway prior to issuance of the building permit;
11. Bond to be posted to guarantee the completion of the site improvements prior to issuance of the building permit. Bond to be \$5,000 or 5% of the building valuation, whichever is greater.

Les Foy made a motion to grant final approval to the Lakeview Hospital addition with the stipulations that have been outlined by staff; Dick Drescher seconded the motion; voting was unanimous.

Planning Commission is concerned about the use of temporary buildings on the hospital property. It was learned that another unit had been moved in for CAT scans without first being approved by the Planning Commission. City Manager Tom Hardy stated he had given approval for a two month period inasmuch as the hospital's equipment had failed and it was an emergency situation that could not wait for a request to be approved by the Planning Commission.

Miscellaneous:

8-20-91.11A Discussion re R. B. Machine Shop Accessory Use, 1193 S. 425 W., Roger Brasier, Owner

Mr. Brasier wishes to provide covered parking by adding walls and roof to existing stalls for customers' vehicles and private use. This would be located on the rear property line to the east.

Ordinance allows accessory use on residential property, but does not address same for commercial property. This business is a permitted use in N5-D4. A permitted use requires a rear yard of 30 ft.; however, in a conditional use, the rear yard setback is 20 ft., but the Planning Commission may approve no rear yard if adequate off-street parking is provided on an adjoining lot or approved location.

Zoning ordinance further states: 5-4067 Outside Storage: "Permitted uses: outside storage shall be completely screened, by landscaping or opaque fencing, from view from any public streets or abutting properties." By putting the walls and roof over the parking, it is more screened than by landscaping or an opaque wall.

Kathi Izatt made a motion to direct staff to prepare recommended verbage for an ordinance change to allow accessory use on commercial property. Les Foy seconded the motion. voting was unanimous.

8-20-91.11B Discussion re Cul-de-sac Length, Reed Boothe

Bountiful City allows a maximum cul-de-sac length of 600 ft. Mr. Boothe polled other cities and counties in the area to see what their cul-de-sac lengths are. American Fork allows 400 ft.; Davis County allowed 1,000 ft. but changed it to 600 ft.; Salt Lake County allows 1,000 ft.; Clearfield, 400 ft. (recommended by their fire department); Farmington, 1,000 ft. with a maximum of 24 lots; Layton, 400 ft.; Murray, 450 ft. (the Planning Commission may approve a longer cul-de-sac if there are extenuating circumstances that make that length necessary); Logan, 600 ft. In most zoning ordinances throughout the country, 600 ft. is a good length.

If a cul-de-sac is over 600 ft. and backs up against another lot, the length is exceeded and some kind of walkway must be provided for good planning. If you have a large block, you cannot get to people who need emergency service quickly. When running a dead-end line into a cul-de-sac and there is a fire, you have a lot of line loss from the source back to the fire hydrant.

The problem facing Bountiful is the hillside development where you have to develop property with the contour of the land, sometimes providing a loop road.

Staff feels it is a good ordinance and recommends not changing it at this time.

8-20-91.11C Discussion re Master Plan Update This is tabled until September 3, 1991.

8-20-91.11D Consider the Approval of the Dedication of Bountiful

Boulevard

Mr. Balling stated that this dedication plat was prepared by the city. Bountiful Boulevard was deeded to the city as a roadway for construction of a water line (south half). The north half was owned by Memorial Estates Cemetery. They were under obligation to improve the north half. The south half was improved by Bountiful City at the expense of the previous property owners, the Utah State Retirement Board. The road has been fully improved except for the sidewalk, and we are requiring the developers to put the sidewalk in on the east side and landscape the park strip, and Memorial Estates to put the sidewalk in on the west side. An asphalt jogging path utilizing the park strip will be done by Bountiful City on the west side. The parkstrip is 6 ft. wide with a 4 ft. sidewalk on the west side of the parkstrip, and curb on the east side. This will be from 1800 So. (Mueller Park Road) to the north side of 700 So. at Bountiful Blvd. The city will maintain it.

Approval of the Planning Commission is needed to have it recorded as a dedicated public access way. The city will then receive state gas tax funds for additional needed roadway. This was approved by City Council on August 14th.

Jeff Chretien made a motion to approve the dedication of Bountiful Boulevard; seconded by Kathi Izatt; voting was unanimous.

Meeting adjourned at 8:30 PM.

Planning Commission will schedule a retreat to be held at the end of business at its regular meeting September 17, 1991.